



New Industrial Building Harmon Business Park

25490 Commerce Drive
Defiance, Ohio 43512

Property Highlights

- 70,000 SF state of the art industrial facility expandable to 100,000 SF. Can be divided or food grade.
- Close access to the US-24 exit. Excellent regional location
- Strong workforce drawing from a 45 minute radius
- Local and State Incentives Available; Federal Opportunity Zone
- Defiance is ranked #10 in the top 100 Micropolitan areas in the US by Site Selection Magazine
- Some specifications can be changed to suite Tenant's needs

Property Overview

This is a 70,000 SF spec building ready for occupancy at the end of Q2 2026. It can be expanded to 100,000 SF. Tenant build out requests can be accommodated during construction. There is 2,000 SF of office space which can also be expanded.

Offering Summary

| | |
|----------------|---------------------|
| Lease Rate: | TBD |
| Building Size: | 70,000 SF |
| Available SF: | 70,000 to 100,000SF |
| Lot Size: | 8.07 Acres |

| Demographics | 5 Miles | 15 Miles | 30 Miles |
|-------------------|----------|----------|----------|
| Total Households | 8,981 | 25,511 | 94,121 |
| Total Population | 21,450 | 61,963 | 235,711 |
| Average HH Income | \$92,615 | \$92,617 | \$93,798 |

[VIDEO](#)

For More Information

Mark Baringer

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| | |
|------------|-----|
| Lease Rate | TBD |
|------------|-----|

Location Information

| | |
|------------------|--|
| Building Name | New Construction Harmon Business Park |
| Street Address | 25490 Commerce Drive |
| City, State, Zip | Defiance, OH 43512 |
| County | Defiance |
| Cross-Streets | Domersville |

Property Information

| | |
|------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | M-2 Limited Industrial |
| Parking | TBD |

Building Information

| | |
|---------------|---------------------------------------|
| Building Size | 70,000 SF |
| Available | 70,000-100,000SF |
| Office Space | 2000SF |
| Construction | 32 ft |
| Clear Height | 32 ft |
| Docks | 6 |
| Grade Doors | 1 |
| Power | 480v/3-Phs 800 amps- Can be increased |
| Sprinklers | ESFR |





Property Description

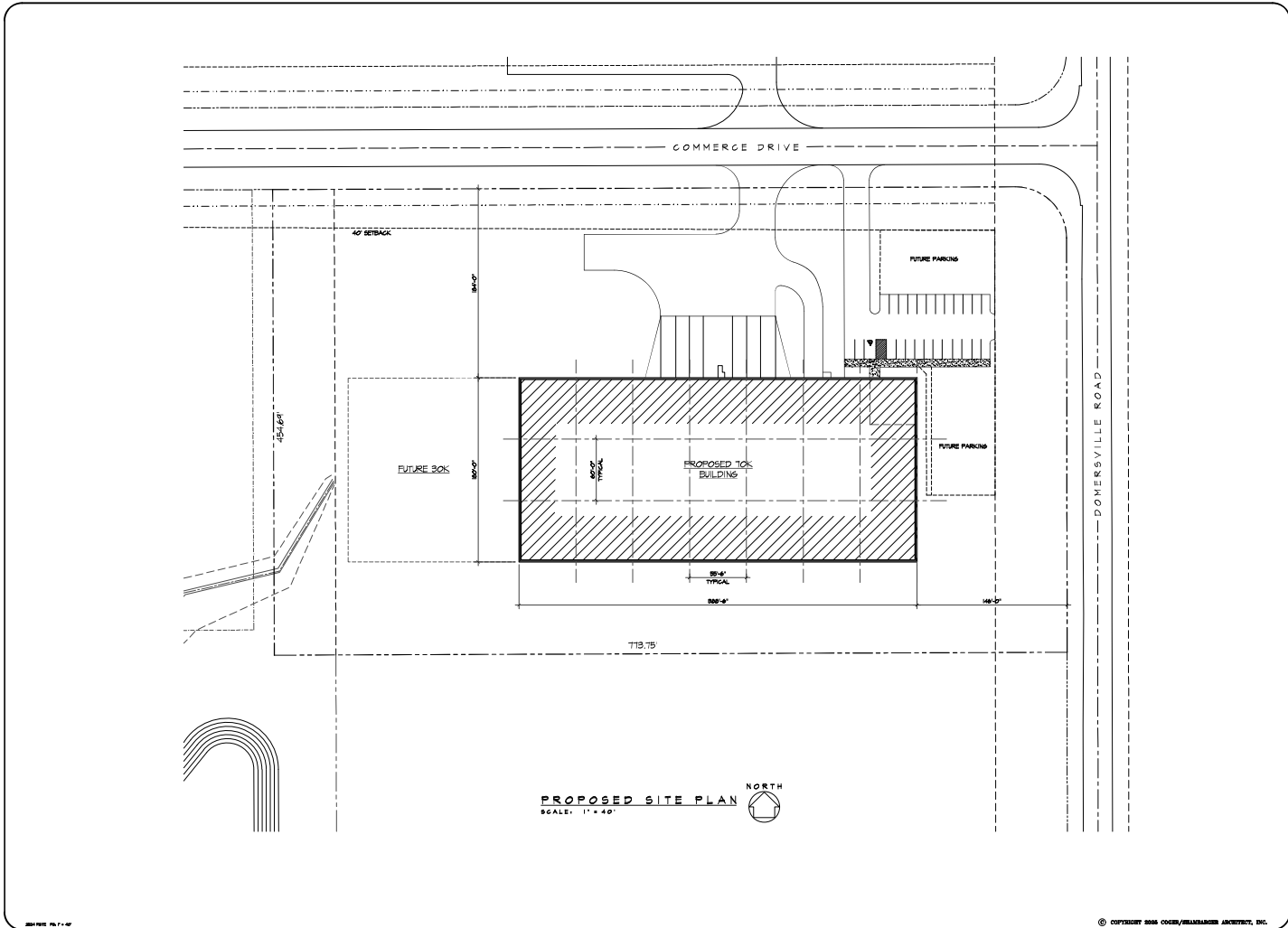
This is a 70,000 SF spec building ready for occupancy at the end of Q2 2026. It can be expanded to 100,000SF. Tenant build out requests can be accommodated during construction. There is 2,000 SF of office space which can also be expanded.

Location Description

Defiance is located on the US-24 corridor as a regional hub between Toledo and Fort Wayne, IN. Defiance is a county seat and economic hub for the six county area. State Routes 15, 66, 18 and 281 also intersect in Defiance, and I-80/90 Ohio Turnpike is twenty minutes away. It is home to two major health systems, Promedica and Mercy Health, as well as a four year liberal arts college. It is a unique community with both medical and education workforce.

Defiance has a strong manufacturing and entrepreneurial base, with several new companies entering the market . First Quality Paper just announced a new \$945 million project in Defiance on the 1,100 acre mega-site with over 400 new jobs. Other large economic wins include the \$250 million investment of MetalX on a 190 acre campus; Tessenderlo Kerley's multi-million dollar liquid fertilizer plant; Decked's new 150,000 SF expansion and the location of Titan Mechanical into Defiance. General Motors, Johns Manville and MEC are the largest employers currently in Defiance, each having a long time presence.

Defiance is home to two major health system campuses, Promedica and Mercy Health, as well as a four year liberal arts college. It is a unique rural community with both a medical and education workforce, It is also a regional retail center for Northwest Ohio. The Northtowne Mall includes Hobby Lobby, Ollie's, Marshalls, Dunhams and Family Farm & Home. Walmart and Meijer are located along US 24, as are Menards and Lowes.



COGER/SHAMBARGER ARCHITECT, INC.
 419-537-9769 FAX 419-537-6599
 4427 TALMADGE ROAD SUITE II
 TOLEDO, OHIO 43623

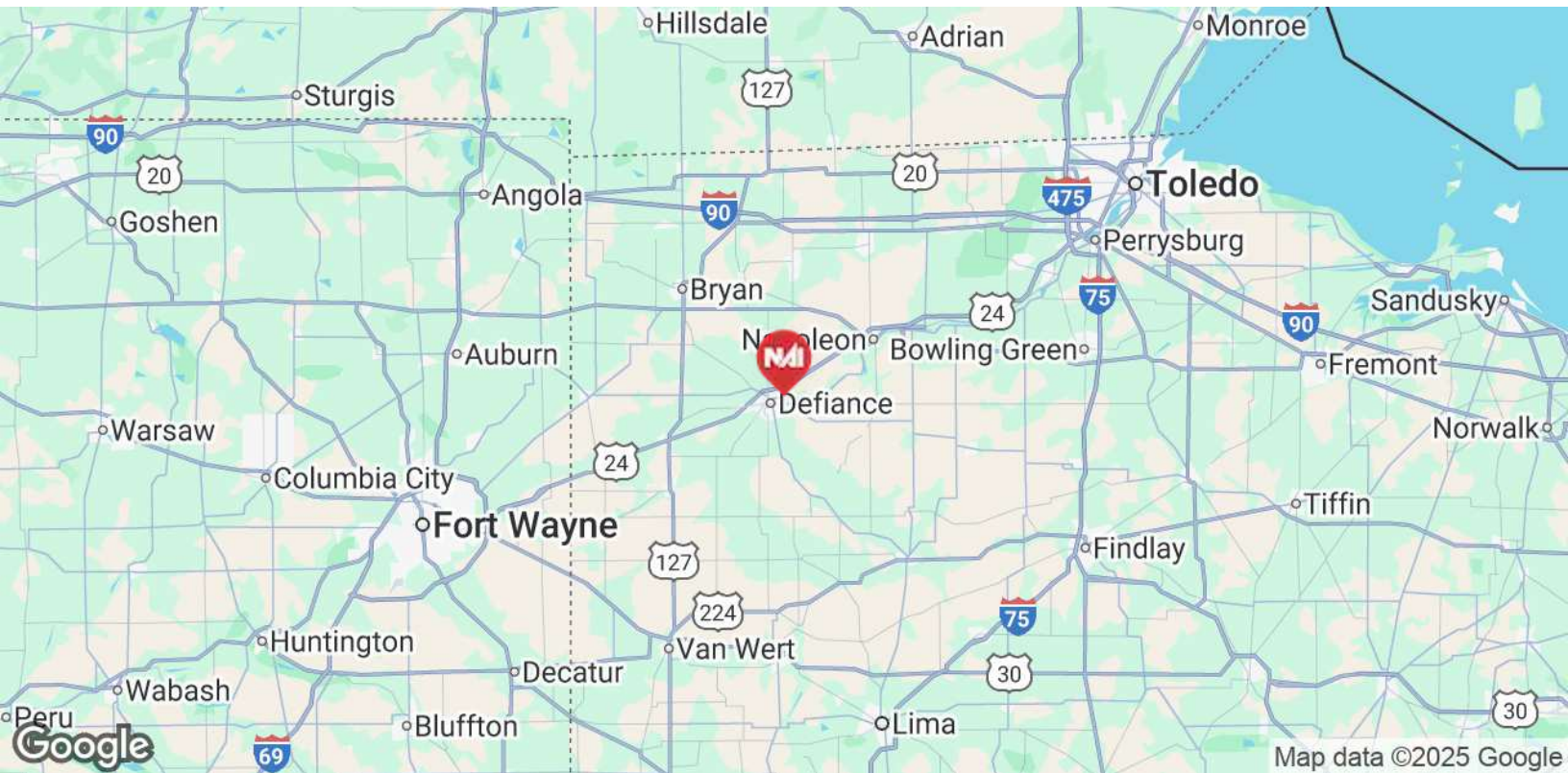
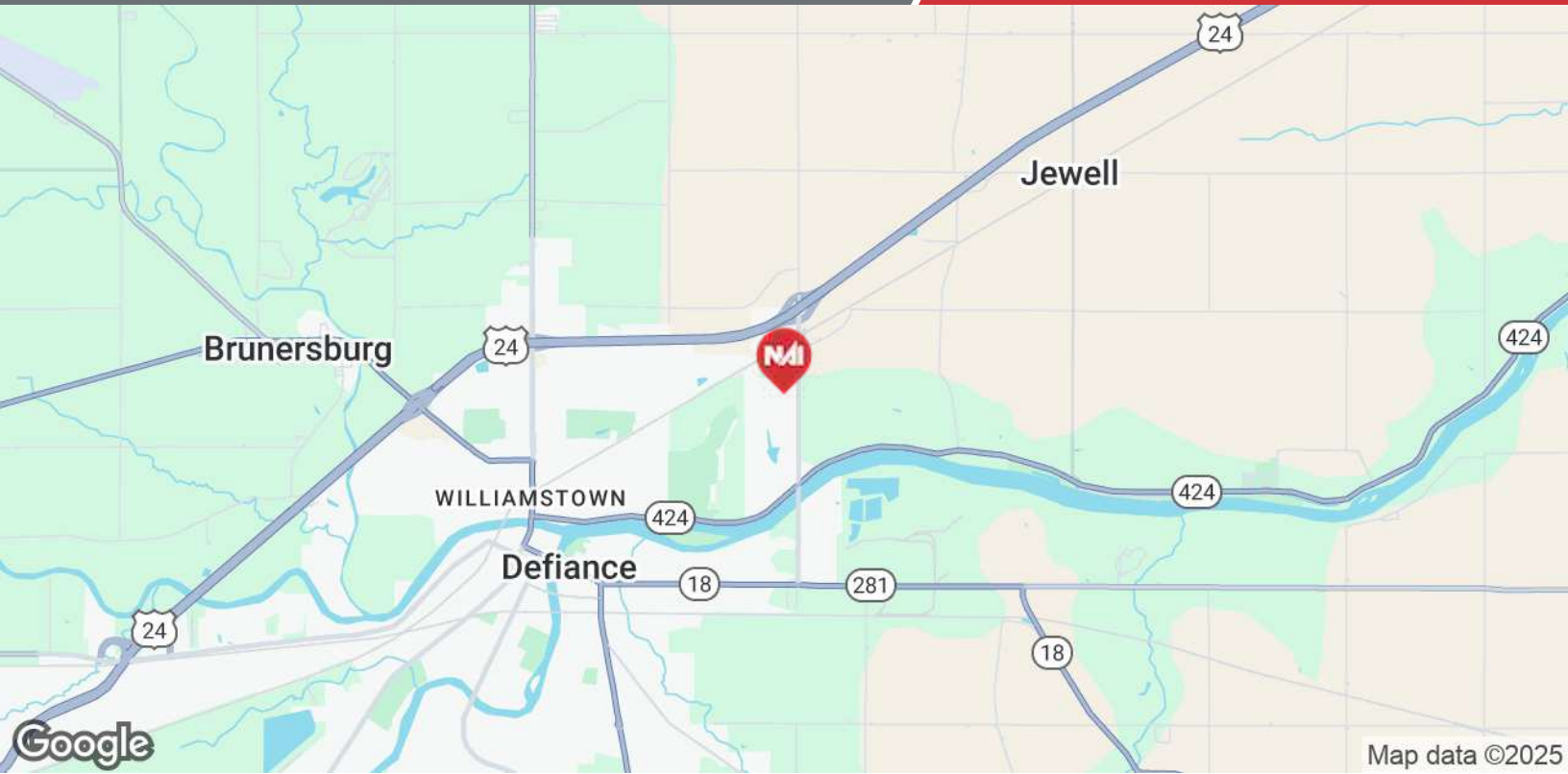
DEBRAE SUE SOUTH
CEH REAL PROPERTY HOLDINGS, LLC
 DOWERSVILLE RD. & COMMERCE DR. DEBRAE, OHIO 43012
 PRELIMINARY SITE PLAN

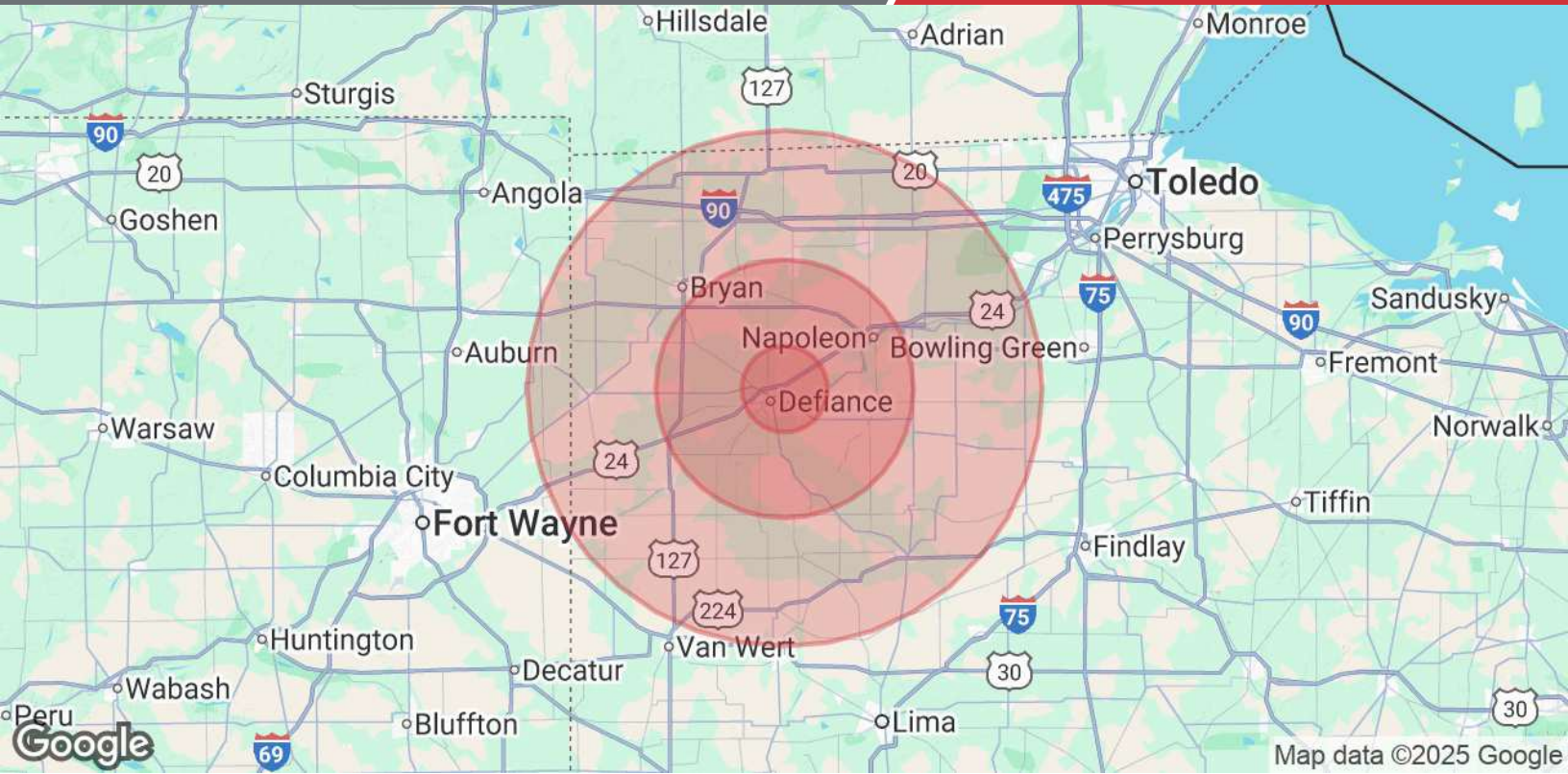
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PS1

25-24







| Population | 5 Miles | 15 Miles | 30 Miles |
|--------------------------------|----------------|-----------------|-----------------|
| Total Population | 21,450 | 61,963 | 235,711 |
| Average Age | 42 | 42 | 42 |
| Average Age (Male) | 41 | 41 | 41 |
| Average Age (Female) | 43 | 43 | 42 |
| Households & Income | 5 Miles | 15 Miles | 30 Miles |
| Total Households | 8,981 | 25,511 | 94,121 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | \$92,615 | \$92,617 | \$93,798 |
| Average House Value | \$183,964 | \$184,215 | \$198,901 |

Demographics data derived from AlphaMap



Mark Baringer

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Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark worked for SunTrust Bank in Florida, an independent MAI firm in Northwest Ohio, and operating his own appraisal firm.

Mark has been recognized by CoStar "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer in 2022, out of 5,100 brokers in 43 countries.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)

National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy, Defiance- Leadership Council

2024 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2022 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2021 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2021 CoStar PowerBroker-ToledoMarket-Top Sales Broker

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

2023 CoStar Lease of the Year-Toledo Market-